

056.A

0010

0012.0

Map

Block

Lot

1 of 1

Condominium

CARD ARLINGTON

APPRaised:

Total Card / Total Parcel

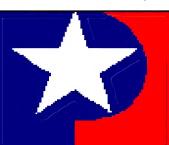
221,100 / 221,100

USE VALUE:

221,100 / 221,100

ASSESSED:

221,100 / 221,100



PROPERTY LOCATION

No	Alt No	Direction/Street/City
10		OLD COLONY LN, ARLINGTON

OWNERSHIP

Owner 1:	OLD COLONY REALTY PARTNERS LLC	Unit #:	12
Owner 2:			
Owner 3:			

Street 1: 60 PLEASANT ST #G12

Street 2:

Twn/City: ARLINGTON

St/Prov: MA	Cntry:		Own Occ: N
Postal: 02476		Type:	

PREVIOUS OWNER

Owner 1:	CARR DAVID W/EXECUTOR -
Owner 2:	ESTATE OF DAVID P WILFERT -

Street 1: 4 NEWMAN WAY

Twn/City: ARLINGTON

St/Prov: MA	Cntry:		
Postal: 02476		Type:	

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1965, having primarily N/A Exterior and 605 Square Feet, with 0 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 3 Rooms, and 1 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R5	APTS LOW		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	6039																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	221,100			221,100		150927
							GIS Ref
							GIS Ref
							Insp Date
							10/10/17

PREVIOUS ASSESSMENT								Parcel ID	056.A-0010-0012.0	!4771!	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date	
2020	102	FV	214,900	0	.	.	214,900	214,900	Year End Roll	12/18/2019	
2019	102	FV	198,000	0	.	.	198,000	198,000	Year End Roll	1/3/2019	
2018	102	FV	164,200	0	.	.	164,200	164,200	Year End Roll	12/20/2017	
2017	102	FV	153,000	0	.	.	153,000	153,000	Year End Roll	1/3/2017	
2016	102	FV	153,000	0	.	.	153,000	153,000	Year End	1/4/2016	
2015	102	FV	144,400	0	.	.	144,400	144,400	Year End Roll	12/11/2014	
2014	102	FV	139,000	0	.	.	139,000	139,000	Year End Roll	12/16/2013	
2013	102	FV	139,000	0	.	.	139,000	139,000		12/13/2012	

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes	PAT ACCT.	4771
CARR DAVID W/EX	61727-310		5/2/2013	Mult Lots	20,035,000	No	No				
WILFERT DAVID P	61727-289		5/2/2013	Mult Lots	99	No	No				
HOME SAVINGS/AM	21953-98		4/17/1992		37,400	No	No	L			

BUILDING PERMITS												ACTIVITY INFORMATION											
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name											
10/10/2017									Measured		DGM	D Mann											
5/6/2000										197	PATRIOT												

Sign: VERIFICATION OF VISIT NOT DATA / / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type: 7	- Condo Garden			Full Bath: 1	Rating: Average			BK: 20899 PG: 361, Building Number 10.									
Sty Ht: 0	- 1 St condo			A Bath:	Rating:												
(Liv) Units: 0	Total: 0			3/4 Bath:	Rating:												
Foundation:				A 3QBth:	Rating:												
Frame:				1/2 Bath: 0	Rating: Average												
Prime Wall:				A HBth:	Rating:												
Sec Wall:	%			OthrFix:	Rating:												
Roof Struct:				OTHER FEATURES													
Roof Cover:				Kits: 1	Rating: Average												
Color:				A Kits:	Rating:												
View / Desir: N	- NONE			Fppl: 0	Rating: Average												
GENERAL INFORMATION				WSFlue:	Rating:												
Grade: C	- Average			CONDOS INFORMATION													
Year Blt: 1965	Eff Yr Blt:			Location: R	- Rear												
Alt LUC:	Alt %:			Total Units:													
Jurisdict:	Fact: .			Floor: 3	- 3rd Floor												
Const Mod:				% Own: 0.474700004													
Lump Sum Adj:				Name: 24	- 6039												
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN					
Avg Ht/FL: STD				Phys Cond: AV	- Average			30.	%	Exterior:	No Unit	RMS	BRS	FL			
Prim Int Wall: 6	- Average			Functional:					%	Interior:	1	3	1	0			
Sec Int Wall:	%			Economic:					%	Additions:							
Partition: T	- Typical			Special:					%	Kitchen:							
Prim Floors:				Override:					%	Baths:							
Sec Floors:	%			Total:	30.6			%		Plumbing:							
Bsmnt Flr:				CALC SUMMARY				COMPARABLE SALES				Totals					
Subfloor:				Basic \$ / SQ: 320.00				Rate				Exterior:	1	3	1		
Bsmnt Gar:				Size Adj.: 1.49173546				Parcel ID				Interior:					
Electric: 3	- Typical			Const Adj.: 0.99000001				Typ				Additions:					
Insulation: 2	- Typical			Adj \$ / SQ: 472.582				Date				Kitchen:					
Int vs Ext:				Other Features: 32712				Sale Price				Baths:					
Heat Fuel: 8	- Typical			Grade Factor: 1.00								Plumbing:					
Heat Type: 6	- Elec Base/B			NBHD Inf: 1.00000000								Electric:					
# Heat Sys:				NBHD Mod:								Heating:					
% Heated: 100	% AC: 100			LUC Factor: 1.00								General:					
Solar HW: NO	Central Vac: NO			Adj Total: 318624													
% Com Wall	% Sprinkled:			Depreciation: 97499													
				Depreciated Total: 221125													
MOBILE HOME				Make:				Model:				Serial #:				Year:	Color:
SPEC FEATURES/YARD ITEMS				PARCEL ID 056.A-0010-0012.0										IMAGE			
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
More: N		Total Yard Items:				Total Special Features:				Total:							